

TRANSFER
TAX
PAIDWARRANTY DEED

021914

Jean A. Moulton f/k/a Jean A. Simon of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to Gloria J. Rodrigue of Waterville, County of Kennebec and State of Maine, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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A certain lot or parcel of land, with buildings thereon, situated in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL #1: Commencing at the point of intersection of the southerly right of way line of Burrill Street and the easterly right of way line of Cool Street; thence in a general southwesterly direction, along the easterly right of way line of Cool Street, a distance of one hundred sixty feet (160') more or less to a point; thence at a right angle and in a general southeasterly direction, a distance of one hundred feet (100') more or less to a point; thence at a right angle and in a general southwesterly direction a distance of eighteen feet (18') more or less to a point; thence at an angle and in a general northeasterly direction to a point situated in the southwesterly corner of Lot #62 as delineated on City of Waterville Tax Map Number 43, made by James W. Sewall Company, April, 1960; thence in a general northeasterly direction to a point situated on the southwesterly right of way line of Burrill Street; thence in a general northwesterly direction, along the southwesterly line of Burrill Street, a distance of one hundred seventy-five feet (175') more or less to the point of beginning.

PARCEL #2: Commencing at a point on the easterly right of way line of Cool Street, in the southwesterly corner of the premises described in the first paragraph of this deed; thence in a general southwesterly direction, along the easterly right of way line of Cool Street, a distance of sixty-two feet (62') more or less to a point; thence in a general northeasterly direction, a distance of one hundred nine and two tenths feet (109.2') more or less to a point in the northwesterly corner of Lot #80 as delineated on the aforesaid Tax Map of the City of Waterville; thence in a general northeasterly direction, a distance of eighteen feet (18') more or less to a point; thence in a general northwesterly direction, a distance of one hundred feet (100') more or less to the point of beginning. The warranty covenants do not apply to this parcel #2 and grantor conveys parcel #2 with quitclaim covenants only.

PARCEL #3: A certain lot or parcel of land situated on Cool Street in Waterville in the County of Kennebec and State of Maine, being Lot number twenty-four (24) according to a Plan of Lots called "Cool Street Home Sites", belonging to the A. F. Hutchinson Land Co., said Plan being made by Ernest W. Branch, Surveyor, being dated July 2, 1923 said Plan being recorded in the Kennebec County Registry of Deeds.

Said land begins at the northwesterly corner of Webber Street; thence running in a northerly direction thirty-six (36) feet more or less; thence in an easterly direction one hundred nine and twenty-four one hundredths (109.24) feet more or less, to a northwesterly corner of Lot 25; thence in a southerly direction seventy-nine and ninety-seven one hundredths (79.97) feet more or less to Webber Street; thence in a westerly direction one hundred (100) feet, more or less, to the point of beginning. Said lot contains five thousand seven hundred ninety-eight (5798) square feet, more or less, according to said Plan. This conveyance is made subject to the following restrictions:

D. Warren Paulin

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No house or other buildings to be built on said lots to cost less than twenty-five hundred (\$2500.00) dollars, except that after such house or other buildings have been built, such out buildings as may be suitable and appurtenant may be constructed. All buildings must be set back from the street at least fifteen (15) feet.

Being the same premises conveyed to Jean A. Simon (now known as Jean A. Moulton) by deed from Sam A. Simon dated October 18, 1986 recorded in the Kennebec County Registry of Deeds in Book 3044, page 62.

Reference is also made to a Corrective Deed from Sam A. Simon to Jean A. Moulton dated May 31, 1996 and recorded in the Kennebec Registry of Deeds in Book 3044, Page 62.

SUBJECT TO a conveyance to Yvette L. Massey, dated August 9, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2738, Page 277.

WITNESS my hand and seal on JUNE 30th, 2003.

Warren M. Poulin
WITNESS

Jean A. Moulton
Jean A. Moulton
f/k/a Jean A. Simon

THE STATE OF Maine
Kennebec, ss.

JUNE 30, 2003

Then personally appeared the above named Jean A. Moulton and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Warren M. Poulin
Notary Public, STATE OF MAINE
Warren M. Poulin

SEAL

RECEIVED KENNEBEC SS.

2003 JUN 30 PM 2: 52

ATTEST: Rachel B. Bickel
REGISTER OF DEEDS